

SAN ANTONIO PLANNING COMMISSION MINUTES



June 22, 2011



2:00 P.M.

Amelia Hartman, *Chair*
Jose R. Limon, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*
Christopher M. Lindhorst Lynda Billa Burke
Marcello Diego Martinez Rolando H. Briones
Jody R. Sherrill Rob Rodriguez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM(S):

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Briefing on the City of Von Ormy Request for the release of 2,716 acres (4.12 square miles) from the Extraterritorial Jurisdiction (ETJ) of the City of San Antonio – 15 minutes (Department of Planning and Community Development by; Priscilla Rosales-Piña)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call – Present: Hartman, Limon, A. Rodriguez, R. Rodriguez, Billa Burke, Briones, Lindhorst, Martinez, Sherrill

Absent: None

4. Citizens to be heard – No Citizens to be heard.

13. PA110034 - [Item Continued from June 8, 2011 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the Westfort Alliance Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.190 acres located at 353 Brahan Street from Urban Single Family Residential land use to Medium Density Residential land use. (Planning and Community Development Department by Tyler Sorrells)

Michael Taylor, Planning and Community Development Department, presented item and recommended denial.

* Project is located in the Camp Bullis Notification Area.

Steve Claffin, applicant, stated the purpose of this request is to allow medium density to support his zoning change to multi family use. He stated his intent is to utilize the structure for single-family residence. He stated has rehabilitated the structure along with the adjacent cottage to code and has passed all inspections. He is proposing to have the Claffin Family, parents and sister, to living in the home/cottage with him. He does not feel his proposal would pose a threat to the community, as the surrounding uses are multi family uses.

Carolyn Peterson, architect, spoke in opposition.

Denise Stallcup, Secretary of Westfort Alliance Board, spoke in opposition.

Margo Swann, spoke in opposition.

Brent Knapp, spoke in opposition.

Nancy Terry, spoke in opposition.

Charles Stallcup, spoke in opposition.

Gil Murillo, representative of Government Hill Alliance, spoke in opposition.

Gil Piet, spoke in opposition.

John Harold, spoke in opposition.

Joann Murillo, spoke in opposition.

Alane Rivera, spoke in opposition.

Motion: Commissioner Limon to support the applicant's request to amend the land use amendment at 353 Brahan Street from Urban Single Family Residential Land Use to Medium Density Residential Land Use

Second: Commissioner Billa Burke

In Favor: Limon, A. Rodriguez, Billa Burke, Briones, Lindhorst, Martinez

Opposed: Hartman, R. Rodriguez, Sherrill

Motion Passes

Luz Gonzales, Planner, opened the public hearing and presented items.

5. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

A. 110122 Chabad Lubavitch
(On the west side of Blanco Road, north of Cadillac)

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

- B. 06-029B Blanco Crossing, Unit III PUD***
(On the west side of Blanco Road, north of Panther)

Luz Gonzales, Planner, closed the public hearing.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:

- 6. 110122 Chabad Lubavitch**
(On the west side of Blanco Road, north of Cadillac)
- 7. 06-029B Blanco Crossing, Unit III PUD***
(On the west side of Blanco Road, north of Panther)

Chair Hartman asked for a motion on the Consent Agenda.

Motion: Commissioner Lindhorst to approve items as presented
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

- 8. 070369 Bradbury Court Unit 3** (Time Extension)
(Extending Booker Bay eastward from Bradbury Court Unit 1)

Donna Camacho, Planner, presented item and recommended approval.

Motion: Commissioner Lindhorst to approve item as presented
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

9. 070721 Carmona Hills Unit 4 (Time Extension)
(West of the intersection of Cenizo Pass and Carmona Pass)

Donna Camacho, Planner, presented item and recommended approval.

Motion: Commissioner A. Rodriguez to approve item as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

LAND TRANSACTIONS:

10. S.P. No. 1543 Request to close, vacate and abandon a portion of Riebe Alley between Las Moras and San Jacinto. (Capital Improvements Management Services, by Mary L. Flors)

Mary L. Flors, Capital Improvements Management Services, presented item and recommended approval.

Motion: Commissioner Sherrill to approve item as presented
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

11. S.P. No. 1575 Request to declare as surplus and dispose of City-owned property totaling approximately 52 square feet, or 0.0012 acres, to UVN Texas, LP (Center City Development by, David A. McGowen)

David McGowen, Center City Development, presented item and recommended approval.

Motion: Commissioner A. Rodriguez to approve item as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

12. **PA11032** - [Item Continued from June 8, 2011 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the United Southwest Communities Plan, a component of the Master Plan of the City, by changing the use of approximately 9.066 acres from Low Density Residential land use and Community Commercial land use to Industrial land use for a parcel located at 8331 Southwest Loop 410. (Planning and Community Development Department by John Osten)

John Osten, Planning and Community Development Department, stated the applicant submitted a request for a postponement on this case.

Philip Moss, representative, stated he is requesting a postponement on this case until a later date.

NO ACTION TAKEN

14. **PA110037** - Public hearing and consideration of resolution amending the land use plan contained in the Downtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.195 acres located at 801 S. Frio from Residential land use to Mixed Use land use. (Planning and Community Development Department by Gary Edenburn)

Gary Edenburn, Planning and Community Development Department, presented item and recommended approval.

Bobby Perez, representative, stated the purpose of this request is to make consistent with the surrounding uses of mixed-use land use on the subject property.

Motion: Commissioner Lindhorst to approve item as presented.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

15. Approval of the minutes for the June 8, 2011 Planning Commission meeting.

Motion: Commissioner A. Rodriguez to approve as corrected.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

16. Director's report - City Council Action Update (Planning Commission Items sent to Council)
17. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
18. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:59 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary